

# Arlington Historic District Commissions

August 25, 2016  
Whittemore Robbins House

## Final & Approved Minutes

**Present: M. Audin, D. Baldwin, M. Bush arrived at 8:10pm C. Barry, M. Capodanno, C. Hamilton, J. Nyberg, C. Tee, J. Worden,**

**Not Present: B. Cohen, J. Cummings, S. Lipp, S. Makowka**

**Guests: C. Bouvier, J. Leone, C. Green, P. Kapinos**

1. AHDC Meeting Opens. J. Worden served as chair in the absence of S. Makowka 8:00pm
2. Appointment of alternate Commissioners – Jason/Gray Historic District – C. Hamilton; Russell Historic District – M. Capodanno
3. Approval of draft minutes from July 28, 2016. J. Nyberg moved with J. Worden's amendments; seconded by C. Barry, Unanimous approval
4. Communication
  - a. Email re: Jason Russell House Restoration press release
  - b. Call re: insurance company questions for properties located in a Historic District
  - c. Test email from M. Audin
  - d. Email and application for 39 Russell Street
  - e. Emails and application for 135 Pleasant St., Unit 32 (Plumley)
  - f. Emails re: 151 Lowell Street (Wong)
  - g. C. Hamilton asked about parking at 75 Pleasant Street. Neighbors complaining about parking on the front lawn. Discussion amongst commissioners but not something under our jurisdiction.
5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

  1. Formal Hearing re: 59 Jason (Bouvier) re: porch changes. J. Leone said they had come in last month for an informal meeting and suggested to truncate to be within zoning footprint and match all existing materials. They will now be 9'6" off the lot line. Height of the railing is as existing and materials are to match existing. Stair railing is not changing. J. Nyberg moved approval of application with changes as proposed at the meeting using like kind materials as stated. Seconded by M. Bush. Unanimous approval.
  2. Informal Hearing re: 21 Jason Street (Green) re: porch door & window changes. C. Green gave a presentation – want to change location of porch door and window (transpose them) and change casement window on back side. All is visible from a public way. Suggested wood door seemed

appropriate. On the window – it will be swapped with the placement of the door. Looking to go 20% higher. All wood, no vinyl, casement window. D. Baldwin said the current one doesn't add a lot – presently 30 x 60 and wants to go to 48 x 72. Discussion about top of door and top of windows being aligned. J. Nyberg encouraged them to do a double hung window instead of the casement. They don't match the house as much as a double hung window.

3. Informal Hearing re: 39 Russell Street (Donegan) re: fiberglass gutters. – Not enough info submitted to make a determination for a 10 day.
4. Informal hearing re: 20 Maple Street (Kapinos). P. Kapinos said on the back of the house the original design had a door and no back porch, just nothing. At one point in time there has been built a corrugated fiberglass lean to on the back of the house. To get to the back yard it is very difficult. Trying to fix back porch and take 2 existing windows and make them in to glass doors allowing access to a deck area.

## 6. Other Business

- a. Town Day – September 17, 2016 – Volunteers needed for booth
- b. Chain-link Fence in front of Telephone Company building on Pleasant Street – Carol to send letter
- c. Appointment of AHDC member to Master Plan Historic Resources Working Group – C. Barry volunteered and was elected
- d. M. Audin reported on 74 Pleasant Street (St John's Episcopal Church) and said they are asking about putting temporary banners up throughout the year. Drawings are requested.

## 7. OPEN FORUM

***Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.***

## 8. REVIEW OF PROJECTS (See project list below)

### Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)

13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches) - **DONE**
22. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
23. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
24. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
25. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
26. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
27. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house) - **DONE**
28. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
29. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
30. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
31. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
32. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
33. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
34. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
35. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
36. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
37. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
38. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
39. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
40. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
41. 34 Academy Street (Ellison – 13-69P) – Cohen for Penzenik – COA (windows, doors, deck)
42. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
43. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
44. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
45. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings) - **DONE**
46. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
47. 17 Russell St. (Makowka – 14-05R) – Cohen - 10 Day COA (roof & gutters)
48. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
49. 59 Jason Street (Bouvier – 14-07J) — Makowka- CONA (fence)
50. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
51. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
52. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
53. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
54. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
55. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
56. 742 Mass. Ave. (Davidson – 14-17J) - Makowka- CONA
57. 34 Academy Street (Ellison – 14-18P) – Makowka for Penzenik — CONA (Windows)
58. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
59. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)

60. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
61. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
62. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
63. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
64. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
65. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
66. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
67. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
68. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
69. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
70. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
71. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
72. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
73. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
74. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
75. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
76. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
77. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
78. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
79. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
80. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
81. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
82. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
83. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
84. 118 Pleasant Street (Sirotof – 15-03P) ) - Makowka- CONA (Chimney Repair)
85. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
86. 94 Pleasant Street (Kaplan – DENIAL 15-06P) ) - Makowka (Windows)
87. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
88. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
89. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
90. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
91. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
92. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
93. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
94. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
95. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
96. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
97. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
98. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
99. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
100. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
101. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
102. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
103. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
104. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
105. 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
106. 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)

107. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
108. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, fascia, gutters)
109. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor) - **DONE**
110. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
111. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
112. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
113. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
114. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
115. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
116. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
117. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
118. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
119. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
120. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
121. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
122. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
123. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
124. 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
125. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
126. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
127. 69 Crescent Hill Ave. (Bush – 16-01M) – Makowka – CONA (window, vent)
128. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal) - **DONE**
129. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
130. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
131. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
132. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
133. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
134. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
135. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
136. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/stairs)
137. 38 Russell Street (Mishkin – 16-10R) – Makowka – CONA (soffits and fascia)
138. 17 Irving Street (Town of Arl – 16-11P) – Makowka – CONA (metal doors)
139. 53 Academy Street (53 Academy St LLC – 16-12P) – Makowka – CONA (Parking Pad)
140. 59 Jason Street (Bouvier – 16-13JD) – Makowka – DENIAL OF PLANS (New House)
141. 53 Academy Street (KrainesKaplan – 16-14PD) – Makowka - DENIAL OF DRIVEWAY
142. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
143. 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
144. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
145. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)
146. 59 Jason Street (Bouvier – 16-19J) – Nyberg – COA (New House Construction)
147. 17 Irving Street (Town of Arl. – 16-20P) – Makowka – CONA (temporary fence)
148. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
149. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
150. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
151. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
152. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
153. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
154. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
155. 20 Maple Street (Kapinos – 16-28P) – Makowka - CONA (gutters and rear façade window)
156. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof)
157. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
158. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
159. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing)

- 160.** 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
- 161.** 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
- 162.** 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor)
- 163.** 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
- 164.** 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
- 165.** 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
- 166.** 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail, stairs)

Meeting Adjourned 9:25pm